

HB0315_RichardKaplowitz_FAV

02/05/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#/0315- POSITION: FAVORABLE

Human Relations - Discrimination in Housing - Income-Based Housing Subsidies

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#/0315, **Human Relations - Discrimination in Housing - Income-Based Housing Subsidies**

This bill clarifies for prospective landlords that Maryland will strongly enforce Maryland's Fair Housing Act. That act declares ¹

Housing discrimination is prohibited under the Maryland Fair Housing Act, Annotated Code of Maryland, State Government Article, Title 20, subtitle 7. The Maryland Fair Housing Act prohibits a person from refusing to sell or rent a home to a person based on the renter or buyer's source of income and prohibits property owners from discriminating against tenants who seek to pay for housing using federal or State subsidies.

The bill strongly declares that that purpose by providing that a certain landlord may not refuse to rent to a prospective tenant who pays rent with the assistance of an income-based housing subsidy under certain circumstances; providing that a certain landlord may collect financial information from a perspective tenant under certain circumstances; and providing that a violation of the Act is a discriminatory housing practice and is subject to enforcement by the Maryland Commission on Civil Rights.

Source of income, whether personal funds or government provided housing vouchers, cannot and should not be used by anyone as a excuse to fail to rent to a prospective tenant.

I respectfully urge this committee to return a favorable report on HB#/0315.

¹ [https://mccr.maryland.gov/Documents/Source%20of%20Income%20Guidance%20\(Aug%202025\).pdf](https://mccr.maryland.gov/Documents/Source%20of%20Income%20Guidance%20(Aug%202025).pdf)